

# COUNTY GOVERNMENT CENTER/ OLD CITY HALL

The Civic Center area comprises the former San Jose City Hall complex and the Santa Clara County Government Center. The Civic Center is served by the Civic Center light rail station on North First Street. The vacant “Old” City Hall, Health Building and parking area are located on 10 acres north of Mission Street, east of North San Pedro Street. The Police Administration, Garage and Emergency Services buildings are located west of North San Pedro Street. This area is designated Public/Quasi-Public on the General Plan Land Use/Transportation Diagram. To the south, between Mission and Taylor Streets, west of North San Pedro Street is the 7.8 acre former Employee Parking Lot (“E-lot”). This area has a General Plan Land Use/Transportation Diagram designation of Office.

The County Government Center straddles Hedding Street, west of North First Street. The County Offices, Main Jail, Courts and new Crime Laboratory Building are all located on the south side of Hedding Street. between North First Street and Highway 87. The area north of Hedding Street, between North First and North San Pedro Streets comprises the surface parking lot for the County complex. To the north of this area along Younger Street is the County Sheriff Administration Offices.

The northwest corner of Hedding and North San Pedro Streets is the site of the Richey Army Reserve facility. This federal army facility has been declared surplus and the County is seeking authority to obtain the site through the federal surplus property reuse process.

Joint discussions between the City and the County have been underway to address the most appropriate reuse for the portions of this area that are currently surplus or eligible for reuse. Both jurisdictions are pursuing individual studies of the future development potential for the respective sites.

The Civic Center area is bordered by established residential neighborhoods to the south of Taylor Street, the Vendome Neighborhood, and to the east, across North First Street.

## RECENT DEVELOPMENT



### **Vendome Place**

- 76 Multi - family for sale residential units on 2.8 gross acre site.
- Located on the northeast corner of Miller and West Taylor Streets.
- Number of stories: 9
- Building height: approximately 105 feet
- A Planned Development Zoning is currently on file proposing three additional towers to include a total of 498 multi-family residential units and 3,800 square feet of retail with an average density of 177 dwelling units per acre.

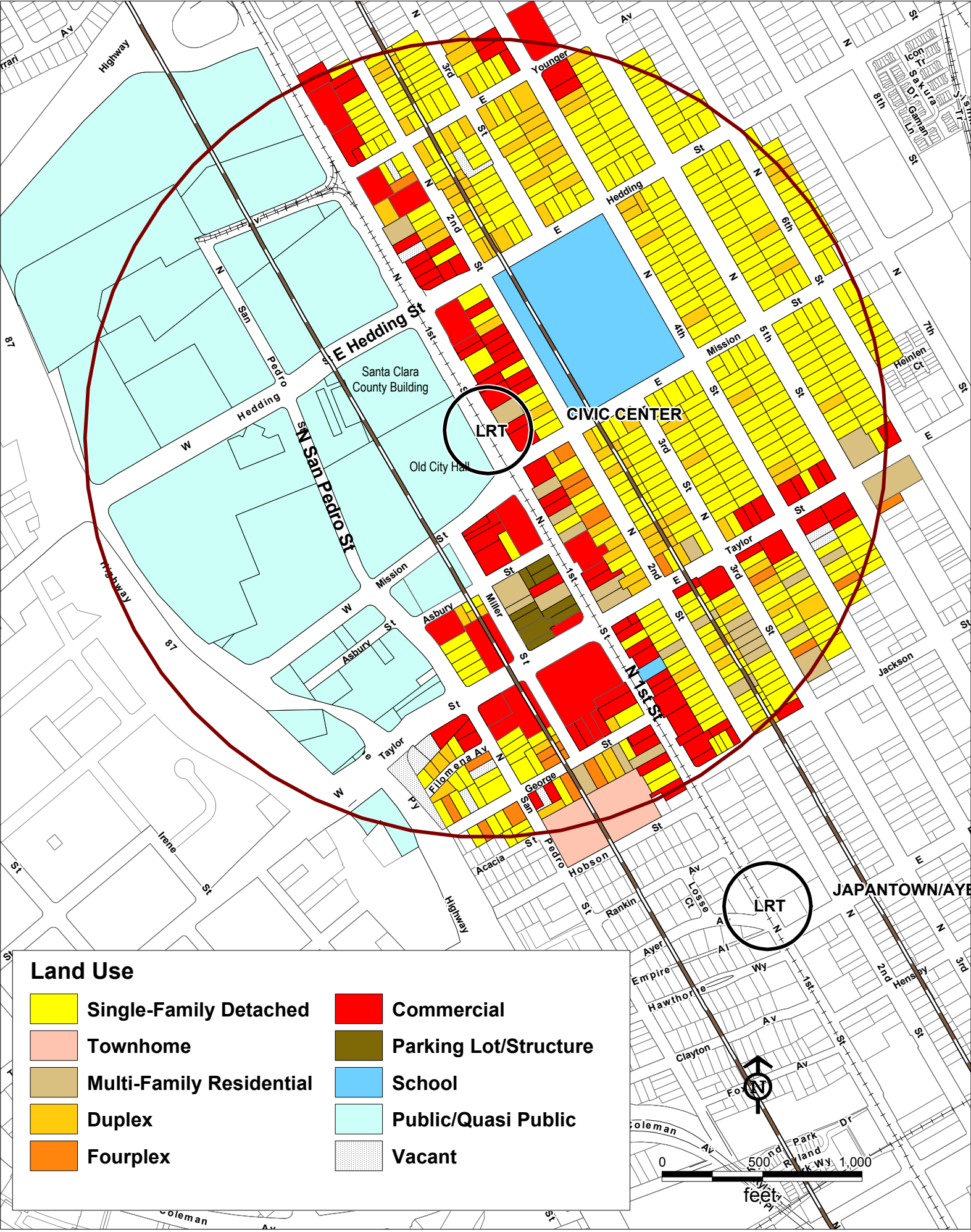


# County Government Center/Old City Hall Aerial Map





# County Government Center/Old City Hall Existing Land Use



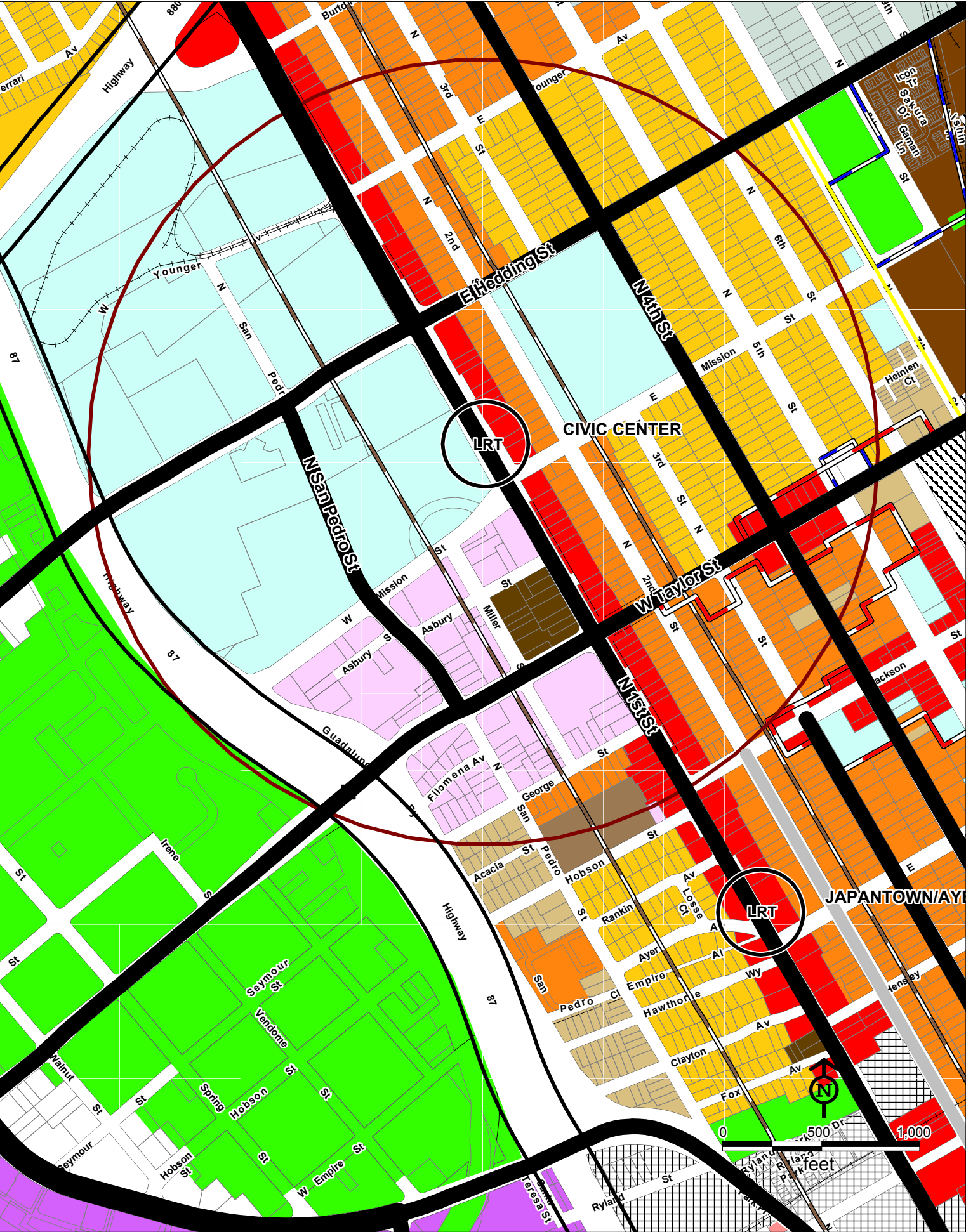
# Map Legend

|  |  |  |  |  |  |  |   |
|--|--|--|--|--|--|--|---|
|  | Rural Residential<br>(0.2 DU/AC)                     |  | Planned Community *                      |  | Industrial Park                                  |  | Public Park and Open Space  |
|  | Estate Residential<br>(1.0 DU/AC)                    |  | Urban Reserve                            |  | Administrative Office/<br>Research & Development |  | Private Open Space  |
|  | Very Low Density Residential<br>(2.0 DU/AC)          |  | Neighborhood/Community<br>Commercial     |  | Research/Development                             |  | Private Recreation  |
|  | Low Density Residential<br>(5 DU/AC)                 |  | Regional Commercial                      |  | Campus Industrial                                |  | Non-Urban Hillside  |
|  | Medium Low Density<br>Residential (8.0 DU/AC)        |  | General Commercial                       |  | Light Industrial                                 |  | Urban Hillside  |
|  | Medium Density Residential<br>(8-16 DU/AC)           |  | Core Area                                |  | Heavy Industrial                                 |  | Agriculture   |
|  | Medium High Density<br>Residential (12-25 DU/AC)     |  | Combined Residential/<br>Commercial      |  | Combined Industrial/<br>Commercial               |  | Coyote Greenbelt  |
|  | High Density Residential<br>(25-50 DU/AC)            |  | Office                                   |  | Industrial Core Area                             |  | Mixed Use Overlay   |
|  | Transit Corridor Residential<br>(20+ DU/AC)          |  | Neighborhood<br>Business District        |  | Public/Quasi-Public                              |  | Mixed Industrial Overlay  |
|  | Residential Support for the<br>Core Area (25+ DU/AC) |  | Transit-Oriented<br>Development Corridor |  | Airport Approach Zone                            |  | Floating Park   |
|  | Solid Waste Disposal<br>Site                         |  | State Transportation<br>Corridor         |  | Arterial (115-130 ft. )                          |  | Transit/Employment Residential District:<br>55+ DU/AC                             |
|  | Candidate Solid Waste<br>Disposal Site               |  | Expressway                               |  | Arterial (80-106 ft. )                           |  | Urban Service Area Boundary   |
|  | Contingent<br>Designation                            |  | Interchange                              |  | Major Collector (60-90 ft. )                     |  | Greenline / Urban Growth Boundary   |
|  |  |  | Separation                               |  | Pedestrian Corridor                              |  | Urban Service Area Boundary -<br>Greenline / Urban Growth Boundary<br>Coterminous |

NOTE: The City's Sphere of Influence, or maximum potential area of expansion, is represented by the colored area.



# County Government Center/Old City Hall Existing General Plan









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## NORTH SAN JOSE

North San Jose plays a vital role in the achievement of San Jose's economic goals. Portions of North San Jose have been planned for industrial and industrial park uses since General Plan 75, with the Horizon 2000 General Plan then designating a larger portion of North San Jose for industrial park uses. Development of North San Jose today is guided by the North San Jose Area Development Policy (adopted in June, 2005), and establishes a policy framework to guide the ongoing development of the North San Jose area as an important employment center and as a desirable location for high-tech corporations within San Jose and the Bay Area.

The vision of the North San Jose Development Policy is to create a mixed use "Innovation District" that emphasizes new employment by facilitating up to 27 million square feet of new Research and Development and Office uses with 600 acres focused in an Urban Corporate Core along the North First Street Light Rail Corridor. The plan also provides the opportunity for up to 32,000 new high density dwelling units, encouraging a mixed use configuration with housing above new employment, retail and other uses. The plan also incorporates other important supporting uses such as parks, commercial services and schools to support the new community.

**North San Jose Policy Website:** <http://www.sanjoseca.gov/planning/nsj/>

### North San Jose Development Activity, since 1994

|                                 | Residential (units) | Commercial (s.f.) | Industrial (s.f.) |
|---------------------------------|---------------------|-------------------|-------------------|
| <b>Built/Under Construction</b> | 5,151               | 2,708,800         | 8,683,000         |
| <b>Approved</b>                 | 6,079               | 420,000           | 5,951,000         |
| <b>Total</b>                    | 11,230              | 3,128,800         | 14,634,000        |



Existing (above) and Future (below) North First Street Environment (VTA photo)



## SAMPLE DEVELOPMENTS



**Gish Apartments** – 1410 North First Street  
(at East Gish Road)

- Includes 35 affordable multi-family attached dwelling units and 3,775 s.f. of commercial on a 0.42 gross acre site
- Dwelling units will remain at affordable rents for a period of 55-years
- Thirteen dwelling units have been set aside for residents with developmental disabilities
- Density: 83 DU/AC
- Stories: 4
- Located next to the Gish VTA light rail station



**North Park Apartment Village** (*not seen on tour*) - 39 Rio Robles East (at North First St. and Baypointe Dr.)

- Transit-Oriented Development project that includes 3,400 attached dwelling units and 108,000 s.f. of commercial on a 97.5 gross acre site
- Density: 35 DU/AC
- Building Height: 50-feet
- Stories: 4
- Includes a five-acre park
- Located across from the River Oaks VTA light rail station



# North San Jose Area Development Policy

## Approved Land Uses

